

**CITY OF PORT WASHINGTON
PLAN COMMISSION MEETING
MINUTES
THURSDAY, MAY 21, 2020**

ROLL CALL: Mayor Marty Becker called a duly convened meeting of the Plan Commission to order at 6:01 p.m. Member present were: Mike Ehrlich, Paul Neumyer, and Rob Vanden Noven; Phoning in was Plan Commissioner Eric Ryer. Also, on the phone were representatives from Waukesha Bank and Poblocki Sign. Also, present was: City Planner Bob Harris and City Attorney Eric Eberhardt. Absent and excused: City Administrator Tony Brown and Tony Matera. Absent: Ron Voigt.

APPROVAL OF MINUTES FOR APRIL 16, 2020: MOTION BY PAUL NEUMYER AND SECONDED BY MIKE EHRLICH to approve the minutes as presented. Roll Call Vote: Mayor-Aye; Neumyer-Aye; Vanden Noven-Aye; Ryer-Aye; and Ehrlich-Aye. Motion carried unanimously.

PUBLIC APPEARANCE & COMMENTS: There was none.

MINOR REVIEW FOR A NEW AWNING SIGN IN THE DOWNTOWN PORT WASHINGTON HISTORIC DISTRICT LOCATED AT 318 NORTH FRANKLIN STREET: City Planner Bob Harris reviewed this item with the Commissioners. He stated that this item came before the Plan Commission last month. Sir James Pub is proposing a new awning for its front façade. The awning will replace the previous one that is no longer on the building. The Plan Commissioners had reservations about the awning design running contrary to the traditional awnings adjacent to Sir James, and those found elsewhere on North Franklin Street as recommended in the Main Street Design Guidelines. The awning, as proposed, was the flatter, watershed design as requested previously. In addition, the Commissioners asked that the awning be placed between the building end-piers as per the recommendation of the Main Street Design Guidelines. The representatives of the sign company and Sir James Pub, Jason Rabus and Lyndzy Willborn, presented their new awning design. Staff recommends approval subject to any additional comments from Commissioners. Staff stated that the new design represents an improvement over the previous design. The only real question is the width between the end piers or placed across them. If the piers remain un-exposed a pier of cement fiber or singles to match will be added. Staff recommends that the awning to be placed between the piers with shingles to match if there is adequate protection from the elements over the entrances. The representative from Sir James explained the placement of the awning for the Commissioners. **MOTION BY MIKE EHRLICH AND SECONDED BY PAUL NEUMYER to approve Option 1 for a new awning sign as presented. Roll Call Vote: Mayor-Aye; Neumyer-Aye; Vanden Noven-Aye; Ryer-Aye; and Ehrlich-Aye. Motion carried unanimously.**

MINOR REVIEW FOR AN INTERNALLY ILLUMINATED PROJECTING SIGN IN THE DOWNTOWN PORT WASHINGTON HISTORIC DISTRICT LOCATED AT 316 NORTH FRANKLIN STREET: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that Sir James Pub was present at the last Plan Commission meeting to discuss their sign. They had proposed an internally illuminated sign to replace its current projecting sign. This design was rejected by the Commission as such signs run counter to the Main Street Design Guidelines and would have set a new precedence of allowing internally illuminated signs on North Franklin Street. The Commission suggested two alternatives. In response, the applicants are proposing the back-lit halo type sign but do not wish to consider the traditional external lit sign with the goose neck lighting due to incompatibility with light spillage into the upstairs tenant's apartment. Staff's recommendation is to

allow the existing sign to be re-hung. The backlit illuminated sign is attractive, but it would allow for such signs, internally illuminated in appearance if not function on all of North Franklin Street. **MOTION BY PAUL NEUMYER AND SECONDED BY MIKE EHRLICH to approve the halo sign with being back lit as presented. Roll Call Vote: Neumyer-Aye; Ryer-Aye; and Ehrlich-Aye; Mayor Becker – Nay and Vanden Noven - Nay. Motion carried (Ayes 3; Nay 2).**

SPECIAL EXCEPTION FOR AN ALLOWANCE FOR INCREASED SIGN OF DIRECTIONAL SIGNS AT THE RESERVE AT HIGH BLUFF: City Planner Bob Harris reviewed this item with the Commissioners. He stated that The Reserve at High Bluff subdivision is a multi-family subdivision consisting of four- and six-unit apartment buildings approved in 2019 and are currently under construction. As part of the subdivision development the applicants are requesting to place six directional signs at various entrance points into the subdivision directing traffic for would be renters to the subdivision and leasing office/clubhouse. The applicants are requesting to install six directional signs, six feet in height with a sign face of twelve square feet for a total of 72 square feet. The Port Washington sign code allows directional signs to be no more than four feet in height or contain no more than three square feet; total directional signage cannot be greater than 24 square feet. City Planner Harris showed other directional signs that are smaller to the Commissioners. He stated that the Commissioners should consider three options: 1) approve the six-foot signs as presented; 2) Approve 4-1/2' signs with a max square foot of 12; and 3) Approve four-foot sign with max square feet of 12. Staff recommends Option 2. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY MIKE EHRLICH to approve Option 2 for directional sign at The Reserve at High Bluff and for the sign Misty Ridge Lane to be moved to the northside of the Dog Park. Roll Call Vote: Mayor-Aye; Neumyer-Aye; Vanden Noven-Aye; Ryer-Aye; and Ehrlich-Aye. Motion carried unanimously.**

REZONING OF LAND LOCATED ON THE WEST SIDE OF SOUTH LAKESHORE ROAD AND SOUTH OF STONECROFT DRIVE FROM B-2 AND RS-1 TO RS-1 FOR A PROPOSED SINGLE-FAMILY RESIDENCE: City Planner Bob Harris reviewed this item with the Plan Commissioners. He stated that this parcel is the approximately 29-acre lot on the west side of South Lake Shore Road originally planned as part of the Cedar Vineyard project. Specifically, this lot would have contained both the winery and a cul-de-sac of Single-Family homes. The applicant approached the City and inquired about purchasing the western parcel and constructing a Single Family home and horse barn in the event the property was not developed as part of the Cedar Vineyard project. In addition, additional Lake Shore Road frontage for additional square foot lots is also contemplated. Due to the absence of sewer, the applicant is proposing an on-site wastewater system. The rezoning of the property is straight forward. The property is currently zoned a combination of B-2 Business and RS-1 Single-Family with an OPD Planned Development Overlay. This current zoning was established as part of the original Cedar Vineyard plan for this parcel. The applicant is requesting to rezone the entirety of the parcel to RS-1 and to eliminate the OPD. Given the proposed use, this zoning district is appropriate. Municipal utilities for properties in this are not schedule for the long term. The City of Port Washington Zoning Code states in Section 20.22.040 Sanitation and Water Supply states that *“In areas intended for municipal sewer no principal building involving human use or occupancy shall be permitted until connection is made to municipal sewer or an approved communal sewage disposal system.”* The Plan Commissioners discussed various issues with this project. **MOTION BY ROB VANDEN NOVEN AND SECONDED BY MIKE EHRLICH to approve the rezoning of this property to RS-1 with out the Overlay Development as proposed. Motion carried unanimously.**

DESIGN STANDARDS – DISCUSSION ITEM ONLY: Mayor Becker would like to see list of design standards. He stated that he likes Hardy Cement siding, brick and masonry work. He thinks that if we have this written down and can give it to applicants it will help with the design of some buildings.

This will save time and effort with the applicants and staff. Mike Ehrlich stated that some of the Design Standards need to be updated. Paul Neumyer agreed to that statement. Mayor Becker stated that this would only be for businesses. The 1 and 2 Family residences have their own standards. We need to have something in writing, and it needs to be streamlined. (City Attorney Eberhardt left at 7:10 pm). City Planner stated he would begin updating the Design Standards and have them ready by the fall.

FORTHCOMING EVENTS: Memorial Day is this weekend. Please patronize local business and get carry outs.

ADJOURNMENT: MOTION BY PAUL NEUMYER AND SECONDED BY MIKE EHRLICH to adjourn the meeting at 7:18 p.m. Roll Call Vote: Mayor-Aye; Neumyer-Aye; Vanden Noven-Aye; Ryer-Aye; and Ehrlich-Aye. Motion carried unanimously.